



Your Inspection Report

13 Rushbrooke Avenue
Toronto, ON M4M 3A8

PREPARED FOR:

TREVOR BOND
LISTING AGENT

INSPECTION DATE:

Tuesday, September 29, 2020

PREPARED BY:

Scott Aitken

Aitken Home Inspections
49 Riverdale Ave
TORONTO, ON M4K 1C2

4164074663
scottaitken@live.ca

September 29, 2020

Dear Trevor Bond and Listing Agent,

RE: Report No. 3166
13 Rushbrooke Avenue
Toronto, ON
M4M 3A8

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Scott Aitken
on behalf of
Aitken Home Inspections

Aitken Home Inspections
49 Riverdale Ave
TORONTO, ON M4K 1C2
4164074663

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AGREEMENT

Report No. 3166

13 Rushbrooke Avenue, Toronto, ON September 29, 2020

PARTIES TO THE AGREEMENT

Company

Aitken Home Inspections
49 Riverdale Ave
TORONTO, ON M4K 1C2

Client

Trevor Bond

Client

Listing Agent

This is an agreement between Trevor Bond, Listing Agent and Aitken Home Inspections.

**THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.**

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

AGREEMENT

Report No. 3166

13 Rushbrooke Avenue, Toronto, ON September 29, 2020

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

AGREEMENT

13 Rushbrooke Avenue, Toronto, ON September 29, 2020

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, Trevor Bond (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

I, Listing Agent (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

13 Rushbrooke Avenue, Toronto, ON September 29, 2020

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Home in good overall condition.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Interior

BASEMENT \ Wet basements - corrective action noted

Condition: • Interior drainage membrane.

Interior membrane protects east wall from leakage. Balance of finishes are installed away from foundation with typical dampness present at brick. Ideally this area would have been membrane protected, retrofit would be invasive and costly. Recommend venting wall to interior and dehumidifying. Monitor for need for further action.

Location: Basement

Task: Improve

Time: Unpredictable

Cost: Depends on approach

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

SELLER'S NOTE:
SOUTH WALL IS OPEN TO THE UNFINISHED
LAUNDRY/UTILITY ROOM WHERE THERE
IS A DEHUMIDIFIER. INCLUDED IN SALE.
THERE ARE NO ACTIVE LEAKS AND SUMP PUMP
IS RARELY TRIGGERED.

ROOFING

13 Rushbrooke Avenue, Toronto, ON September 29, 2020

SUMMARY

ROOFING

EXTERIOR

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ELECTRICAL

HEATING

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INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face: • West

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

Flat roofing material:

- [Modified bitumen membrane](#)



2. Modified bitumen membrane

ROOFING

13 Rushbrooke Avenue, Toronto, ON September 29, 2020

SUMMARY

ROOFING

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Probability of leakage: • Medium

Approximate age:

• 5-10 years

At flat roof

• 10-15 years

At sloped areas.

Limitations

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • No roofing recommendations are offered as a result of this inspection.

Roof in good condition.

EXTERIOR

13 Rushbrooke Avenue, Toronto, ON September 29, 2020

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#) • [Aluminum](#)

Wall surfaces and trim: • [Metal siding](#) • [Stucco](#) • [Brick](#) • [Asphalt shingles](#)

Walkway: • Concrete • Interlocking brick

Deck: • Pressure-treated wood

Porch: • Wood • Brick

Patio: • Flagstone

Garage: • Detached • Wood Frame

Limitations

Inspection limited/prevented by:

- No access under deck or porch.

West porch.

Recommendations

WALLS \ Stucco

2. Condition: • [Cracked](#)

Typical minor cracks are not structurally significant.

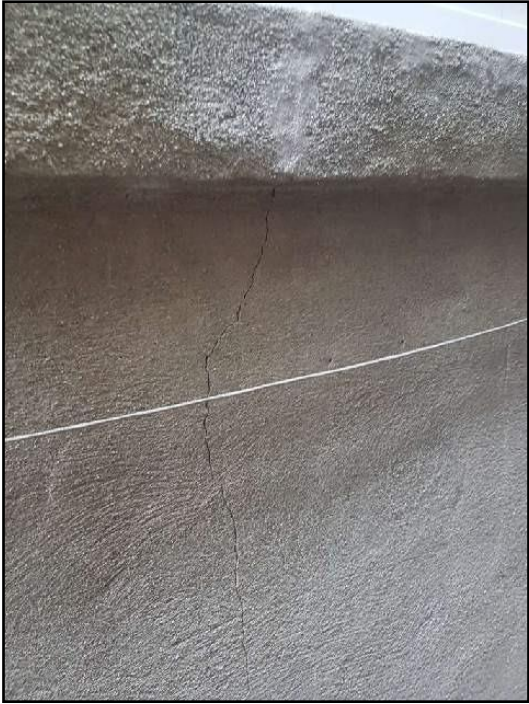
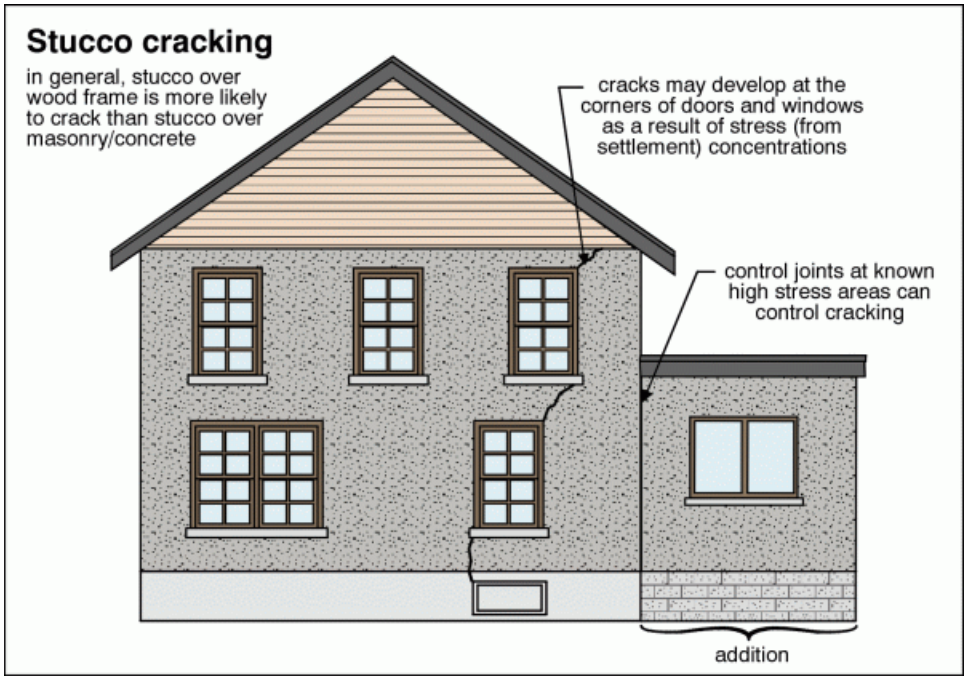
Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various Exterior Wall

Task: Repair

Time: Regular maintenance

Cost: Minor



3. Cracked

WINDOWS \ General notes

3. Condition: • Flashings incomplete.
Seal joint where siding meets trim.

Location: North Second Floor Windows

EXTERIOR

13 Rushbrooke Avenue, Toronto, ON September 29, 2020

SUMMARY

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REFERENCE

Task: Repair
Time: Immediate
Cost: Minor



4. Flashings incomplete.

LANDSCAPING \ Walkway

4. **Condition:** • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Location: North Exterior

Task: Improve

Time: Immediate

Cost: Minor

EXTERIOR

13 Rushbrooke Avenue, Toronto, ON September 29, 2020

SUMMARY

ROOFING

EXTERIOR

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INTERIOR

REFERENCE



5. Cracked or damaged surfaces

Description

General: • Basement lowered.

Configuration: • [Basement](#)

Foundation material: • [Brick](#)

Floor construction: • [Joists](#)

Exterior wall construction:

• [Wood frame](#)

Second floor

• [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • Not visible

Party wall: • [Wood frame](#)

Limitations

Attic/roof space:

• No access

Typical with this roofline.

Percent of foundation not visible: • 80 %

Recommendations

RECOMMENDATIONS \ Overview

5. Condition: • All visible structural members in good condition.

Description

Service entrance cable and location: • [Overhead copper](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel rating: • [100 Amps](#)

Auxiliary panel (subpanel) type and location: • [Breakers - garage](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present • [AFCI - panel](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

6. Condition: • Replace missing cover at base of conduit.

Location: North Exterior Wall

Task: Repair

Time: Immediate

Cost: Minor



6.

DISTRIBUTION SYSTEM \ Wiring - installation

7. Condition: • [Not well secured](#)

Secure outlets and wiring to wall.

Implication(s): Electric shock | Fire hazard

Location: Basement Laundry Area

Task: Repair

Time: Immediate

Cost: Minor

SELLERS NOTE:
THIS HAS BEEN CAPPED AND SEALED.



7. Not well secured

DISTRIBUTION SYSTEM \ Lights

8. Condition: • [Missing](#)

Recommend light at basement shower.

Implication(s): Inadequate lighting

Location: Basement Bathroom

Task: Provide

Time: Discretionary

Cost: Minor

Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 45,000 BTU/hr

Efficiency: • [High-efficiency](#)

Combustion air source: • Interior of building

Approximate age: • [5 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter: • Washable

Chimney/vent:

• [Masonry](#)

For water heater only.

• High temperature plastic

• Sidewall venting

Chimney liner:

• [Metal](#)

For water heater only.

Humidifiers: • [Trickle/cascade type](#)

Limitations

Heat loss calculations: • Not done as part of a building inspection

Recommendations

FURNACE \ Ducts, registers and grilles

9. Condition: • No heat source

No heat at basement bathroom, leave door open in cold weather until heat is provided, to protect plumbing.

Implication(s): Reduced comfort

Location: Basement Bathroom

Task: Provide

Time: If necessary

Cost: Minor

COOLING & HEAT PUMP

13 Rushbrooke Avenue, Toronto, ON September 29, 2020

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING**
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

Air conditioning type: • [Air cooled](#) • Central
Cooling capacity: • [18,000 BTU/hr](#)
Compressor approximate age: • 5 years
Failure probability: • [Low](#)

Limitations

Heat gain calculations: • Not done as part of a building inspection

Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

INSULATION AND VENTILATION

13 Rushbrooke Avenue, Toronto, ON September 29, 2020

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION**
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

- Attic/roof insulation material:** • Not determined
- Attic/roof insulation amount/value:** • Not determined
- Attic/roof ventilation:** • [Roof vent](#)
- Wall insulation material:** • [Glass fiber](#)
- Wall insulation amount/value:** • [R-12](#) • Spot checked only
- Wall air/vapor barrier:** • Plastic
- Foundation wall insulation material:** • [Glass fiber](#)
- Foundation wall insulation amount/value:** • [R-12](#)
- Foundation wall air/vapor barrier:** • Plastic

Limitations

- Inspection limited/prevented by lack of access to:**
 - Roof spaceTypical for this roofline.

Recommendations

RECOMMENDATIONS \ Overview

- 11. Condition:** • No insulation recommendations are offered as a result of this inspection.

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • [Not visible](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Utility room

Water flow and pressure: • [Functional](#)

Water heater type: • [Conventional](#) • Tank • Rental

Water heater fuel/energy source: • [Gas](#)

Water heater tank capacity: • 189 liters

Water heater approximate age: • 7 years

Water heater failure probability: • [Low](#)

Waste and vent piping in building: • [ABS plastic](#)

Pumps:

• [Sump pump](#)



8. Sump pump

Floor drain location: • Near heating system

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

WASTE PLUMBING \ Drain piping - performance

12. Condition: • [Leak](#)

Repair leak under bathroom sink.

Implication(s): Sewage entering the building

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

Cost: Minor



9. Leak

WASTE PLUMBING \ Sump pump

13. Condition: • Consider back up pump and battery back up at sump system.

Sump pump is unplugged, leave plugged in at all times. Insurance company may request back up system.

Location: Basement Utility Room

Task: Provide

Time: Unpredictable

Cost: \$1,500

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#)
Major wall finishes: • [Plaster/drywall](#) • [Brick](#)
Major ceiling finishes: • [Plaster/drywall](#)
Windows: • [Single/double hung](#) • [Sliders](#) • [Awning](#)
Glazing: • [Double](#) • [Primary plus storm](#)
Exterior doors - type/material: • Hinged • [Metal](#)
Party wall: • [Wood frame](#)

Limitations

Not included as part of a building inspection: • Appliances
Percent of foundation not visible: • 80 %

Recommendations

BASEMENT \ Wet basements - corrective action noted

14. Condition: • Interior drainage membrane.

Interior membrane protects east wall from leakage. Balance of finishes are installed away from foundation with typical dampness present at brick. Ideally this area would have been membrane protected, retrofit would be invasive and costly. Recommend venting wall to interior and dehumidifying. Monitor for need for further action.

Location: Basement

Task: Improve

Time: Unpredictable

Cost: Depends on approach



10. Interior drainage membrane.

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS